

The Sandscript

Christmas 1978 Sea Pines Brewster, Massachusetts

CMJ'S CORNER

GREETINGS!

This is my first official message to you as CMJ's new representative to your Homeowner Association. During the past several months I've met with several of your Association members, particularly John Lobingier. I'd like to express my thanks to John for his help and for the professional way in which he performs his duties as Chairman of the Grounds & Maintenance Committee.

May I offer you on behalf of all of us at CMJ our most cordial wishes to you and your families for an enjoyable holiday season and a very Happy New Year.

- Paul Estabrook

OVERLOOK UNDERWAY

Construction on the Overlook began in October. The first Bay House, a duplex-style two-level building, is now being completed. The Bay House is a very flexible design which can be expanded to suit the buyer's needs. The basic plan calls for one bedroom and one bath on the first floor with an unfinished second level. At the buyer's option the second floor can be finished to include a bath and either one or two additional bedrooms. While both units are now under agreement, feel free to drop by and have a look.

SALES REPORT

At this writing, Sea Pines is 84% sold out. Only 24 units of the total 151 remain to be sold, and several of these already have signed Declarations of Intent.

For your information, here is a sales progress chart broken down by phases.

<u>Phase</u>	<u># Units</u>	<u># Sold</u>	<u>Remaining</u>
I	37	37	0
II	24	24	0
Friendship	20	20	0
Hollow	12	12	0
Duneward	14	8	6
Knoll	16	13	3
Bluff	16	9	7
Overlook	12	4	8
	151	127	24

One of the unsold units is a single family type with garage and the remaining units are duplex style. Buyers can still make their individual selections from several different floor plans.

If the rate of sales continues as it has during the past six months, Sea Pines should be 100% sold by the end of 1979.

CURRENT PRICES

Prices for the remaining unsold units are as follows:

Overlook	\$ 65,000 - \$72,000
Duneward	\$ 69,000 - \$90,000
Knoll	\$ 57,000 - \$72,000
Bluff	\$ 99,000 - \$125,000

Manager's Musings

PRESIDENT'S MESSAGE

We certainly hope everyone had a fine holiday season. It's nice to see so many new faces at the Saturday evening cocktail parties.

During the next few weeks, your Boards of Managers will be considering a number of things, including the budget for 1979, which has been prepared by our Managing Agent, CMA Corporation. At this point, we have no reason to believe Sea Pines will not continue to be in excellent financial health.

We are grappling with the problems concerning rental of units, and hope in the near future to come up with a standard lease agreement and uniform procedures which will protect the rights of all owners.

Starting close to two years ago, we began to consider the mechanics of combining the several condominiums into one, which is to be done when the developer has fully sold Sea Pines. As John Lobingier, in his accompanying report from the Grounds and Maintenance Committee points out, we anticipate this will occur during 1979. This combination of condominiums (i.e. Phases 1, 2, 3 and 4) into one seems to be a sizeable task, at least in the legal and accounting sense. Each of the four "Green Books" is different, to some extent, and they must be reviewed and reconciled into one document which applies to all owners. At the same time, inequities in the application of maintenance fees (and it appears these do exist) should be corrected. Some time ago, our developer, Corcoran, Mullins, Jennison, Inc. agreed to handle the details of this merger for us. We expect to be working closely with them on this important matter during the coming year.

As in the past, we will keep all owners advised of important matters by mail. We certainly appreciate the support from the standing and ad hoc committees during the year, and our special thanks goes to John Lobingier and the members of the Grounds and Maintenance Committee, who work for us just about daily. Our Managing Agent, CMA Corporation, in the form of its President, Scott Jordan, and our Maintenance Supervisor, Alan Campbell, continue to do a fine job.

We have a number of new owners at Sea Pines, and we hope that early in 1979 those interested in helping keep our condominium in fine physical and fiscal condition will contact any of us and offer their assistance, as committee members, as candidates for the Boards of Managers, or to run a social event.

We hope everyone has a good Winter.

- Frank W. Pease
President, Sea Pines Condominium I
- Edward C. Cayley
President, Sea Pines Condominium 2
- John J. Havlin
Representative, Sea Pines Condominium 3

GROUND'S & MAINTENANCE COMMITTEE REPORT

Good news from your Grounds Committee! Our Sea Pines Homeowners Association closes 1978 with budget well in hand, good cash position, and reasonable reserve funds. This is an unofficial report, but we expect it will soon be confirmed by the outside auditors, as well as by our treasurer and assistant treasurer.

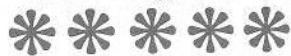
ACCOMPLISHMENTS! Projects discussed at the Annual Meeting have now been finished, including all items for which the two-month special assessment was levied: (1) Under-ground sprinkling is installed along the middle and both side strips from Route 6A to approach Cluster 1. (During 1979 we hope to put a system under the Clubhouse lawn.) (2) Phases I and 2 have been stained and trim painted. (3) We enjoyed professional landscape care at start and end of summer season. (4) The grounds force now has two-way radio equipment.

All damaged chimneys have been patched and given two coats of bonding paint. Areas where water was penetrating at the top have been sealed. (We believe and hope that chimneys in new construction are being finished with an improved process.) Damaged arcade ceilings have been repaired. At the beach, snow fencing has been installed to encourage dune building.

CMJ Commitments: If economic conditions hold, CMJ should complete the development during 1979. At that point, our Homeowners Association will take over. We are fortunate in having two important commitments from our friendly developer. One is to repave Sea Pines Drive from 6A to the Friendship entrance, and beyond as may be needed. Even more important is CMJ's commitment on legal help to develop an overall master deed, to set new percentages of ownership, and to provide for an overall governing mechanism that will include all phases.

(continued on page 3)

jordan's jottings



'TIS THE SEASON TO BE MERRY...

...and we certainly trust that all of you and your loved ones have the best of holiday seasons...wherever you may choose to spend them.

We're happy here on the Cape as long as all the snow falls in ski country. We do have a new snow blower, just in case. This year we have twice the job we had last year, but Al Campbell and our plowing contractor say they are ready for it.

Your Board of Managers has just instituted a chimney inspection program for the safety of all residents. Only 19 chimneys need cleaning. We have written individual letters to the 19 owners, so if you haven't heard from us, you can assume your chimney should be good for another season. Santa won't be kept from getting to anyone who wants to see him at Sea Pines.

Al Campbell's time will still be in short supply even after we add the other man John Lobingier mentions in his reference to "added staff."

Consequently, we should review for the benefit, particularly of newcomers, our policy with regards to maintenance staff.

Alan or his counterpart to be hired can, after 4:30 p.m. on their own time or on a day off, do some limited personal chores for you. You may pay them directly for building a few shelves or whatever. They should not be asked to do such things on Sea Pines time. They cannot be expected to let various people into your unit, unless an emergency exists or the association has pre-planned some event like winterizing. They can't let the telephone man or a department store delivery man in because of time restraints and also liability to the association. Please don't think them uncooperative. Alan will suggest, whenever he can, people who might be able to assist you.

As an example and without implying our endorsement, here are some tradesmen who have been working regularly for Sea Pines owners.

PLUMBER	John Latham	896-3694
ELECTRICIAN	Brier Electric	255-1103
CARPENTER	Bruce Gore, Ye Old Quality Builders	255-7468
PAINTER	Ted Newman	896-7582
CABLE TV	Cape Cod Cable TV	255-7300
ANTENNAS	Nauset TV	255-5240

Addenda to our winterizing-freezeproofing instructions: Weekenders who turn off their water should either a) turn off the juice to their hot water heater to prevent burning out the element or b) turn off the water main (open the cold water taps for a minute to draw off the pressure, then turn off). Otherwise all the water could be siphoned out of the tank, causing element burnout.

FOR THE NEW YEAR: how about a resolution to number your maintenance payment checks consecutively, for example M1, M2, M3 (M = Maintenance and 1 = January, 2 = February, etc.) Our office staff would really appreciate this help.

They have asked me to send you their best wishes, too, for a Happy New Year!

- Scott C. Jordan

GROUNDS & MAINTENANCE COMMITTEE REPORT (Continued from Page 2)

Fee Inequities: That will be the right time for the governing board to review all management fee schedules. A unit's "true cost of maintenance" will likely be considered, in addition to the square-foot size of each unit. Right now there are undoubtedly some fee inequities. However, the best time to adjust that problem is when all phases join forces.

Added Staff: Clearly our maintenance operation is moving beyond the capabilities of one individual. The boards have tentatively approved addition of one fulltime on-grounds person to assist Alan Campbell. Alan will remain headquartered in his present Phase I office. His new assistant (maybe in February) will set up shop in the Beach Building.

Liability in Attic Improvements: Your committee continues to approve all reasonable requests to finish attic space in both single and cluster units. Just bear in mind these conditions: (1) Installation to be done by competent outside builder, with permission from Brewster's Building Inspector. (2) No alterations to outside of building other than Velux windows flat to roof. (3) Understanding that any damage that may ever be caused by the fact that windows have replaced solid roof will be the responsibility of the owner - not the Association. Owners will want to be sure their personal insurance coverage is adequate. One of the best ways not to leave gaps in your coverage is to use Rogers & Gray Insurance Company in Hyannis, who presently have our Master Policy. We understand that they still give a discount if you take your personal insurance from the same company that writes the Master Policy. (Continued on page 4)

WELCOME NEW OWNERS

SEASIDE

WELCOME NEW OWNERS

We have had a burst of sales since our last issue of the Sandscript! This month, Sea Pines warmly welcomes 33 new owners:

PHASE I

- 1F Mr&Mrs Julius Goldblatt, Lexington, MA
- 2G Elizabeth A. Liddle, Brookline, MA
- 3D Mr&Mrs James Montgomery, Tilton, CT
- 5F Erna L. Christensen, Hartsdale, NY

PHASE II

- 9F Mr&Mrs Willard Welsh, Marblehead, MA

FRIENDSHIP

- F4 Mr&Mrs Paul Woollocott, Fitchburg, MA

BLUFF

- B4 Mr&Mrs Raymond Pike, N. Abington, MA
- B9 Mr&Mrs Wm. Buchanan, Toronto, Canada
- B13 Mr&Mrs. Stan Wolfe, Wellesley, MA
- B14 John Phelan & Helen Green, Meriden, CT
- B15 Mr&Mrs Barry Stern, Sudbury, MA
- B16 Mr&Mrs Louis Iandoli, Worcester, MA

DUNEWARD

- D5 Mr&Mrs Paul Villiere, Basking Ridge, NJ
- D7 Ursula A. Shannon, Lincoln, RI
- D11 Mr&Mrs Peter Hayes, Norfolk, MA
- D12 Mr&Mrs Sidney Hooper, Castro Valley, CA

HOLLOW

- H6 Mr&Mrs Leo Vasil, Newton Highlands, MA
- H10 Mr&Mrs Leonard Rosen, Brockton, MA
- H11 Nellie W. Peterson, Truro, MA

OVERLOOK

- O11 Mr&Mrs Dante Molinary, Meriden, CT
- O14 Mr&Mrs Jeremiah Silbert, Chestnut Hill, MA

KNOLL

- K1 Dorothy Riether, Waldwick, NJ
- K2 Mr&Mrs Martin Reilly, Farmington, CT
- K5 Mr&Mrs Hubert Partain, Sharon, MA
- K6 Mr&Mrs Burdette Huck, Farmington, CT
- K9 Mr&Mrs Herman Kraft, New York, NY
- K10 Mr&Mrs Alan Berlin, Briarcliff Manor, NY
- K11 Mr&Mrs William Sherry, Boston, MA
- K12 Mr&Mrs John Olha, Stratford, CT
- K13 Mr&Mrs Frederick Crosby, New Canaan, CT
- K14 Mr&Mrs John Glover, Hingham, MA
- K15 Bonnie Leskey & Barbara Justason, Toronto
- K16 Vera Fields, River Edge, NJ

NEW YEAR'S EVE AT SEA PINES

The second annual Sea Pines New Year's Eve Party will be held on December 31 at 9:00 at the Clubhouse. If you missed this major social event last year, be sure to attend this year. Ursula Shannon, D7, and her committee, Jean Kane, H4; Peg Brosby, K13; and Rosemarie Stukas, F9 have planned a sure success. Set-ups, ice, and mixers are provided; you bring your own preferred beverage. If your last name begins with A through K, you're requested to bring along some hors d'oeuvres. If your name falls between L and Z, you're asked to supply a dessert.

HOLIDAY TREE

A gala Trim-A-Tree Party was held on December 16 at the Clubhouse. Joe and Rosemarie Stukas, F9, supplied the tree and more than 40 Sea Pines beautified it with some most original decorations, many of them hand crafted. The brightly festooned tree will be on display through New Year's, so do drop by and admire the finished product.

LOBINGIER APPOINTED TO CONSERVATION COMMISSION

John Lobingier, 5C, has been appointed to the Brewster Conservation Commission. John wrote to the Board of Selectmen expressing his interest and, after attending several meetings of the Commission at the suggestion of the Selectmen, he was appointed when a vacancy occurred. The 7-member Board is charged with the enforcement of the Wetlands Protection Act and the preservation of open space within the Town. This is indeed an honor and we congratulate John on his appointment.

SEA PINES - WILDLIFE REFUGE

Over the Thanksgiving weekend Lloyd McDonald, F17, turned around for a last look at the beach on his way up the bluff and saw a young deer calmly walking along the water's edge. Several days later, Alan Campbell spotted a goat behind Cluster 4. Mary Carten was skeptical until she looked out the Clubhouse window and saw him on the lawn, hardly more than a baby. It scampered away before they could take its picture. Isn't it nice to know that Sea Pines is still rural enough to be so inviting to local wildlife?

GROUNDS & MAINTENANCE REPORT (from Page 3)

Many folks have asked that greater efforts be made to beautify the entrance to sea Pines and Clubhouse area. This we will do. Meantime, are there any volunteers who like to plant?

- John Lobingier, 5C, Chairman